



City of Santa Barbara
Airport Department

DATE: May 18, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – TRISEP Corporation, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with TRISEP Corporation, Inc., a California Corporation, for 1,521 square feet of storage space in Building 268, at 301 John Donaldson Place, at the Santa Barbara Airport, effective June 1, 2011, for a monthly rental of \$1,117, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

TRISEP is a water purification systems company that was incorporated in 1989. Located in Goleta on Aero Camino, TRISEP has leased additional short-term warehouse space since December 2006. The Premises is used for storage of molded plastic parts and fabric for reverse osmosis systems. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.734 per square foot and is comparable to other buildings on the Airport for similar use and in similar condition. TRISEP will also pay metered monthly electrical charges.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map